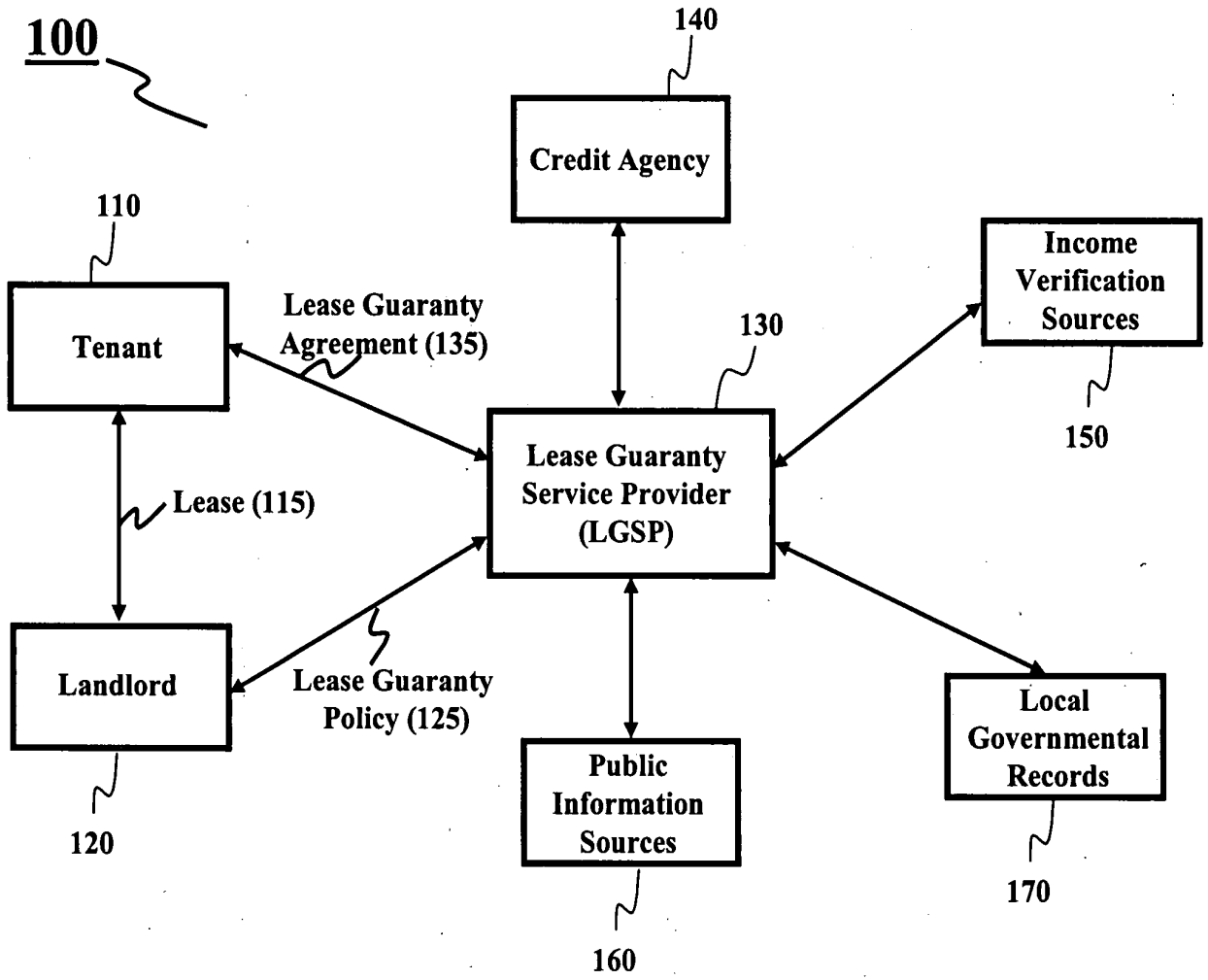
100
140
Credit Agency
110
Tenant
Lease Guaranty
Agreement (135)
130
Income
Verification
Sources
150
Lease Guaranty
Service Provider
(LGSP)
Lease (115)
Landlord
120
Lease Guaranty
Policy (125)
Public
Information
Sources
160
Local
Governmental
Records
170

Fig. 1

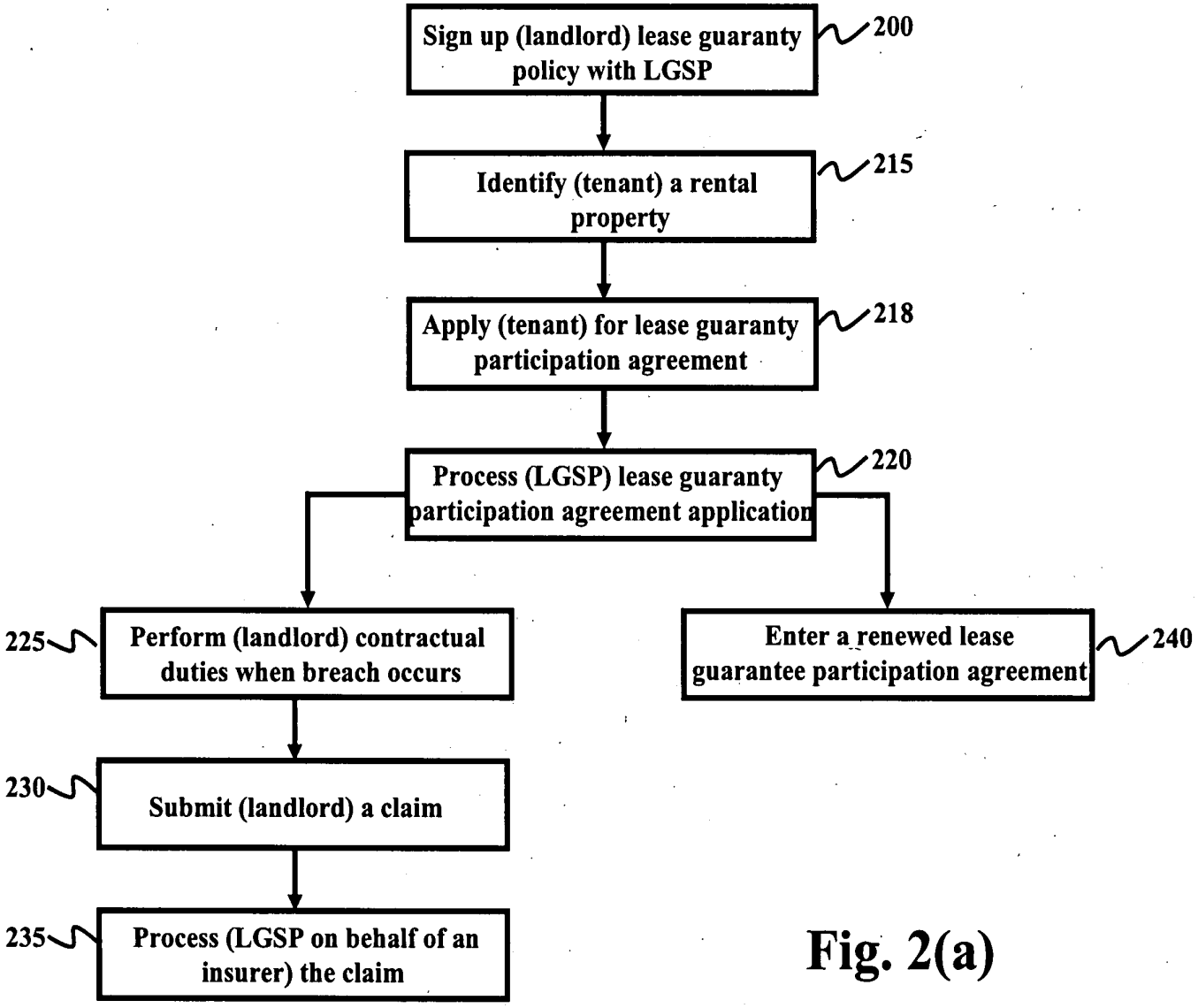
Sign up (landlord) lease guaranty policy with LGSP
200
Identify (tenant) a rental property
215
Apply (tenant) for lease guaranty participation agreement
218
Process (LGSP) lease guaranty participation agreement application
220
225
Perform (landlord) contractual duties when breach occurs
Enter a renewed lease guarantee participation agreement
240
230
Submit (landlord) a claim
235
Process (LGSP on behalf of an insurer) the claim

Fig. 2(a)

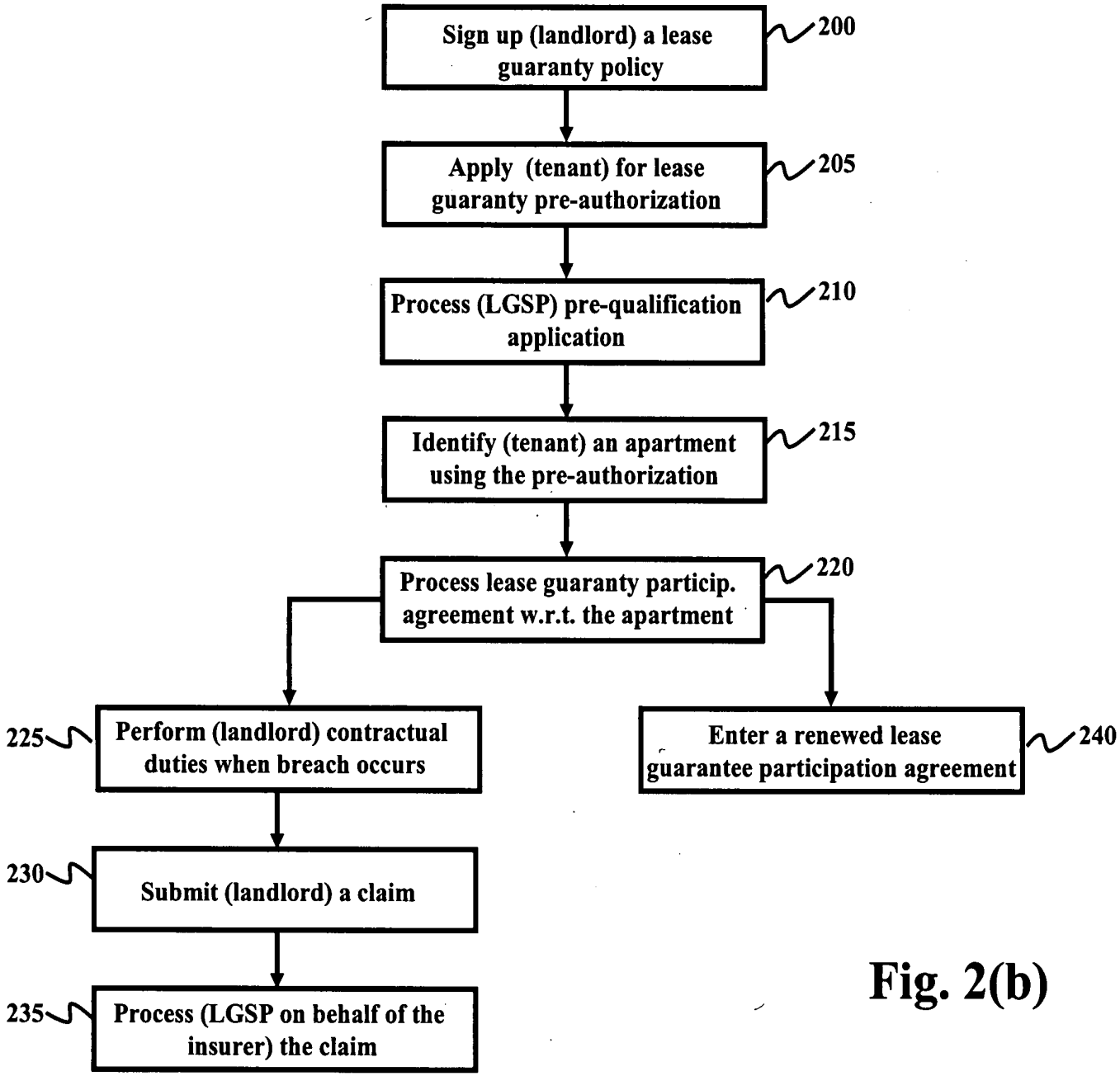
Sign up (landlord) a lease guaranty policy
200
Apply (tenant) for lease guaranty pre-authorization
205
Process (LGSP) pre-qualification application
210
Identify (tenant) an apartment using the pre-authorization
215
Process lease guaranty particip. agreement w.r.t. the apartment
220
225
Perform (landlord) contractual duties when breach occurs
Enter a renewed lease guarantee participation agreement
240
230
Submit (landlord) a claim
235
Process (LGSP on behalf of the insurer) the claim

Fig. 2(b)

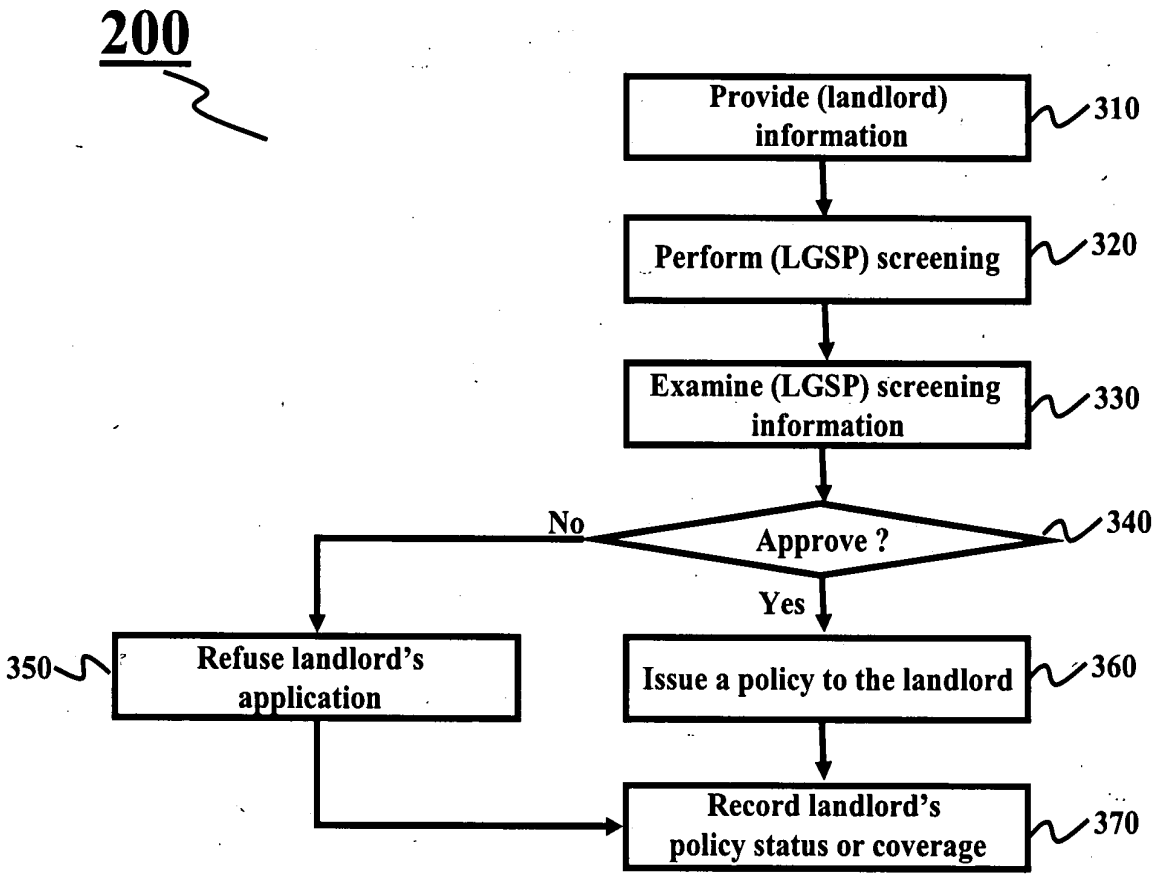
200
Provide (landlord) information
310
Perform (LGSP) screening
320
Examine (LGSP) screening information
330
No
Approve ?
340
Yes
350
Refuse landlord's application
Issue a policy to the landlord
360
Record landlord's policy status or coverage
370

Fig. 3

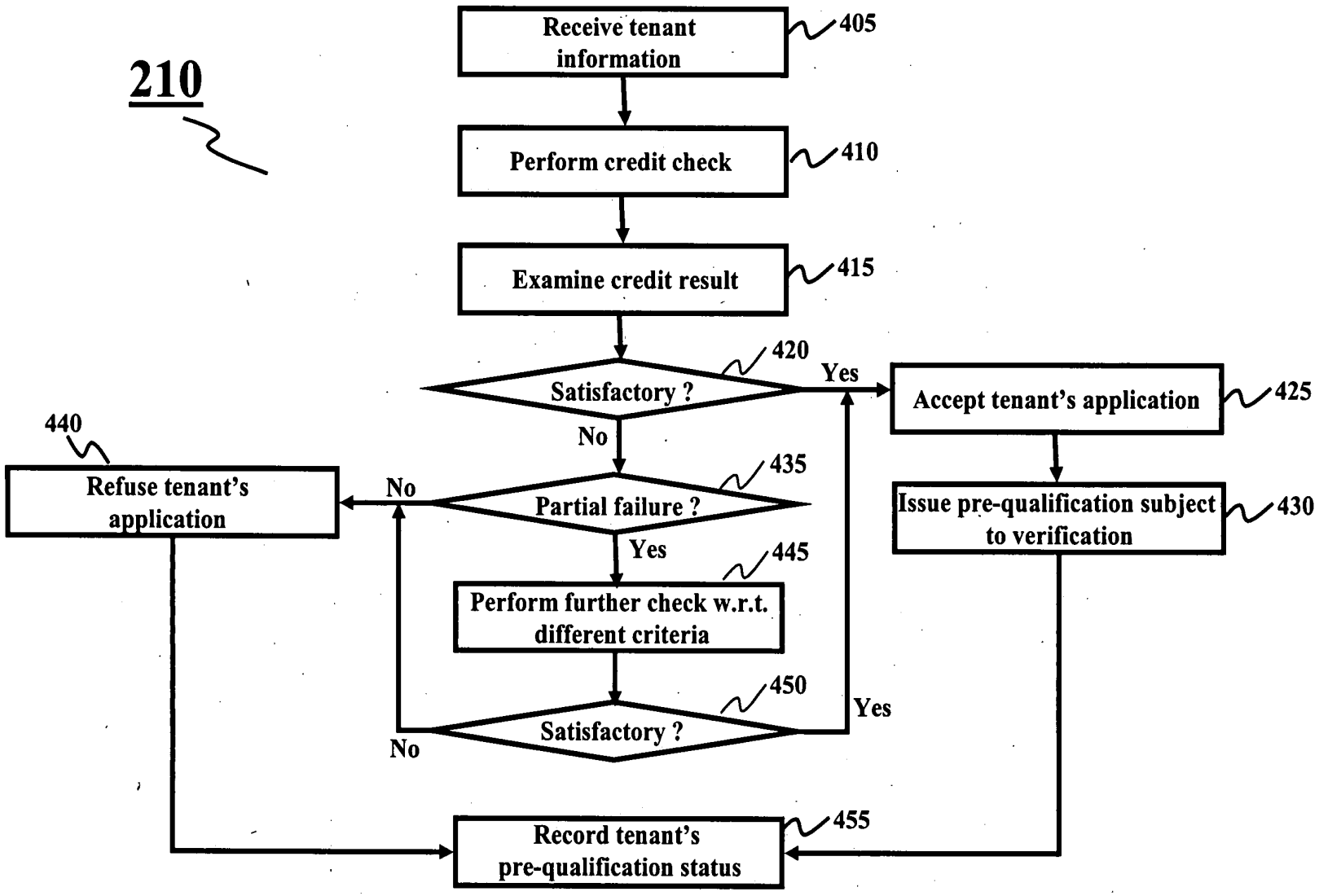
210
Receive tenant information
405
Perform credit check
410
Examine credit result
415
420
Satisfactory ?
Yes
Accept tenant's application
425
No
440
Refuse tenant's application
No
435
Partial failure ?
Issue pre-qualification subject to verification
430
Yes
445
Perform further check w.r.t. different criteria
450
Satisfactory ?
Yes
No
455
Record tenant's pre-qualification status

Fig. 4

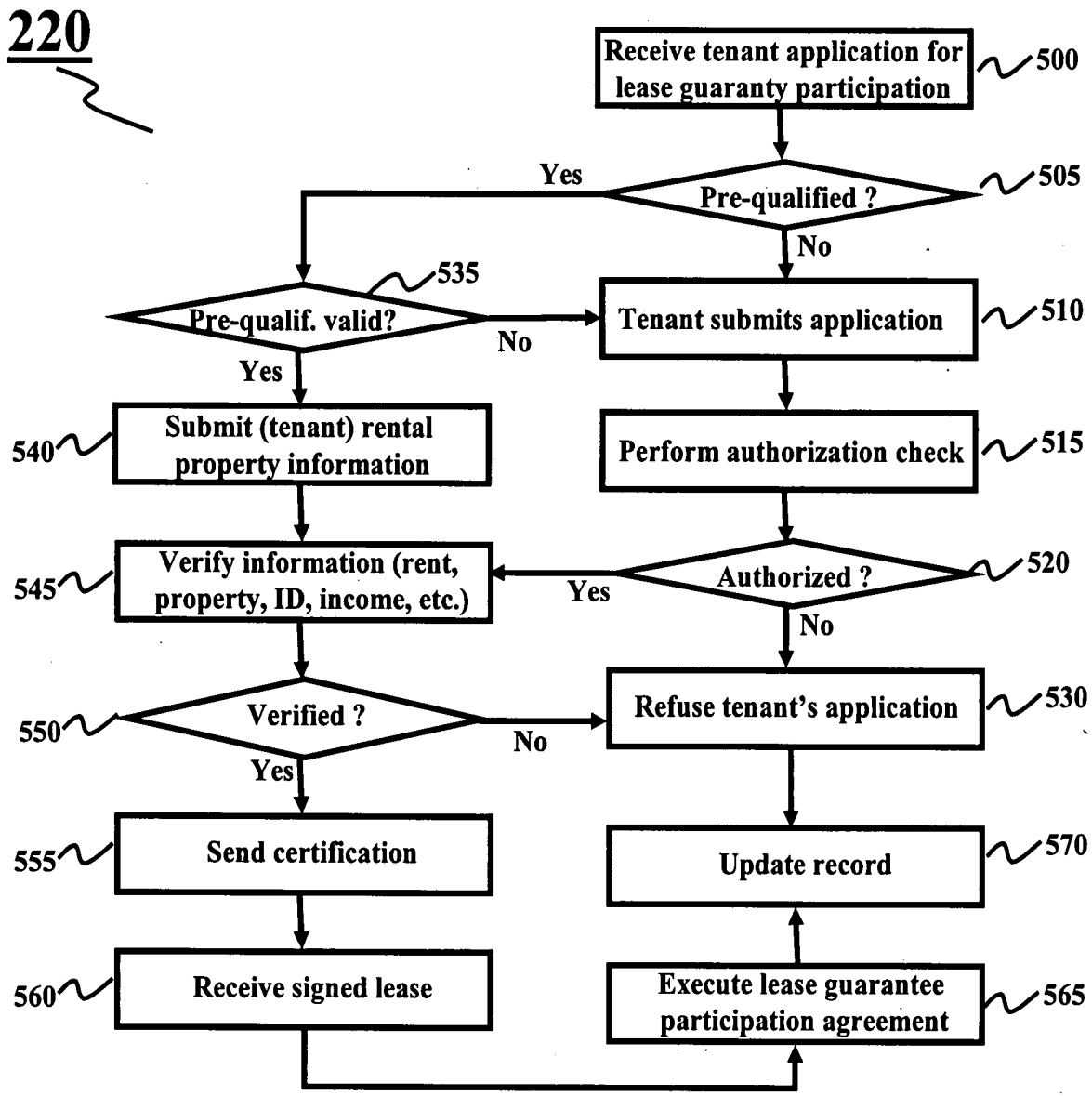
220
Receive tenant application for lease guaranty participation
500
Pre-qualified ?
505
Yes
No
Pre-qualif. valid?
535
Yes
No
Tenant submits application
510
Submit (tenant) rental property information
540
Perform authorization check
515
Verify information (rent, property, ID, income, etc.)
545
Authorized ?
520
Yes
No
Verified ?
550
Yes
No
Refuse tenant's application
530
Send certification
555
Update record
570
Receive signed lease
560
Execute lease guarantee participation agreement
565

Fig. 5

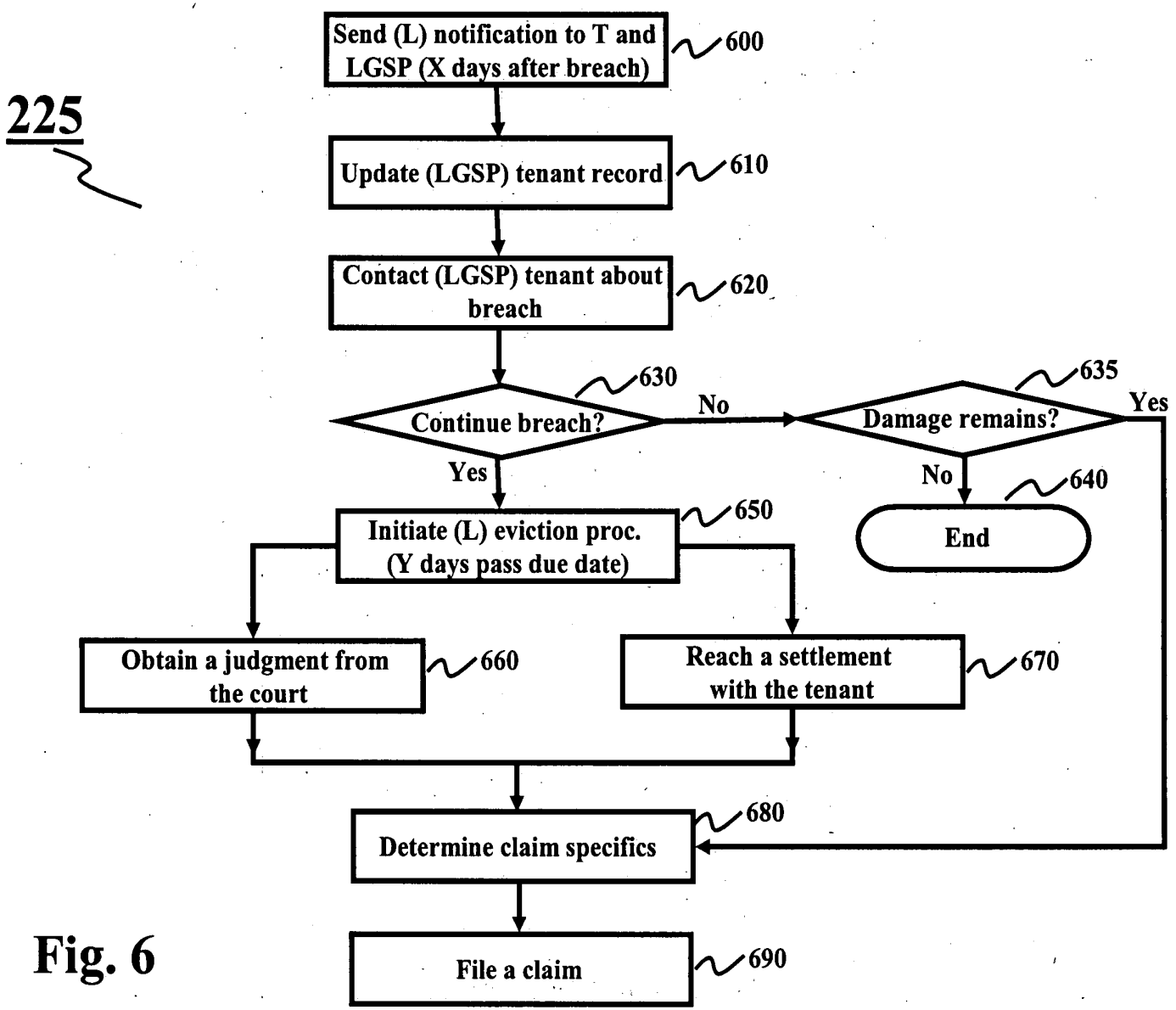
225
Send (L) notification to T and LGSP (X days after breach)
600
Update (LGSP) tenant record
610
Contact (LGSP) tenant about breach
620
Continue breach?
630
No
Damage remains?
635
Yes
No
640
End
Yes
Initiate (L) eviction proc. (Y days pass due date)
650
Obtain a judgment from the court
660
Reach a settlement with the tenant
670
Determine claim specifics
680
File a claim
690

Fig. 6

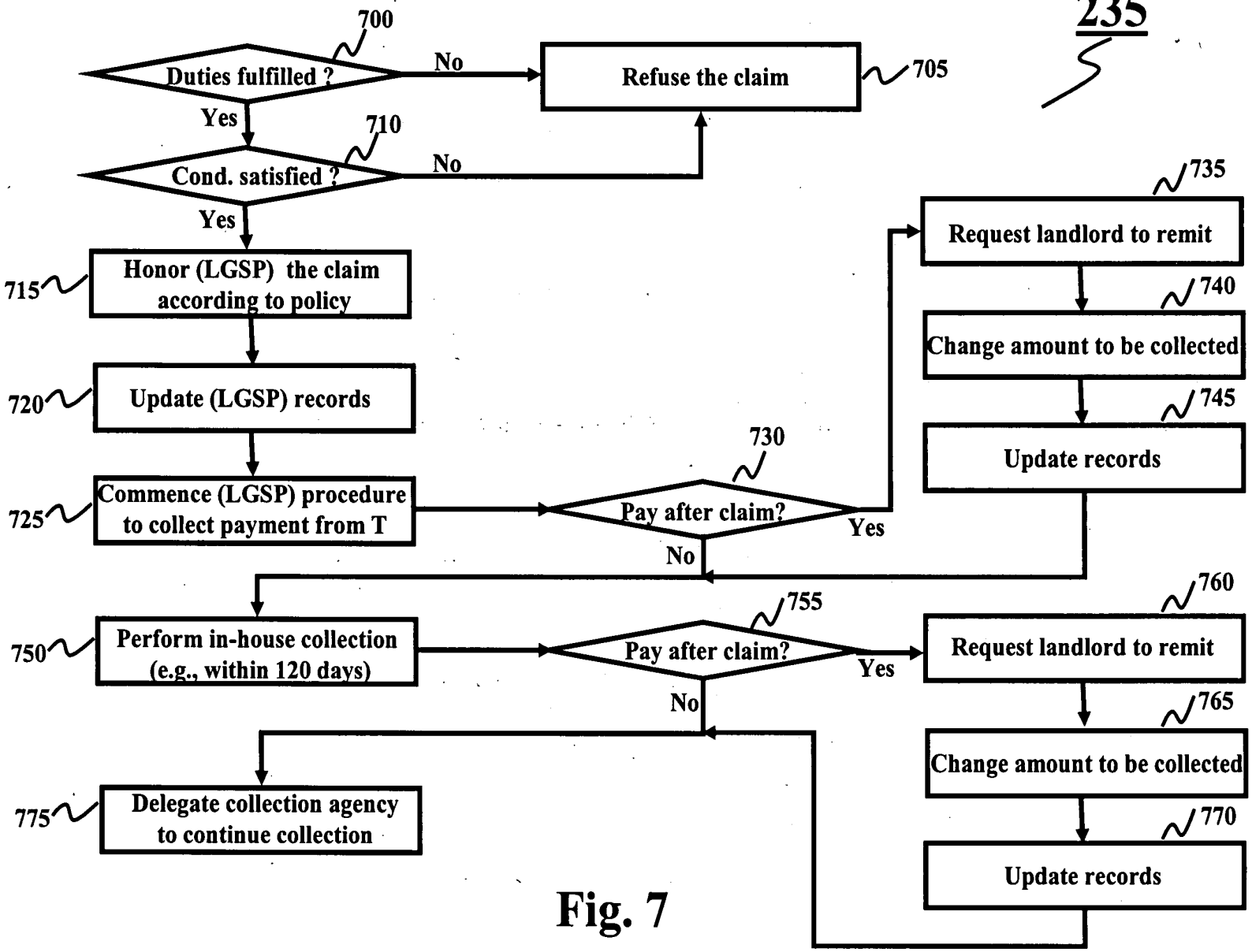
235
700
Duties fulfilled ?
No
705
Refuse the claim
Yes
710
Cond. satisfied ?
No
Yes
735
Request landlord to remit
715
Honor (LGSP) the claim according to policy
740
Change amount to be collected
720
Update (LGSP) records
745
Update records
730
725
Commence (LGSP) procedure to collect payment from T
Pay after claim?
Yes
No
760
755
750
Perform in-house collection (e.g., within 120 days)
Pay after claim?
Request landlord to remit
Yes
No
765
Change amount to be collected
775
Delegate collection agency to continue collection
770
Update records

Fig. 7

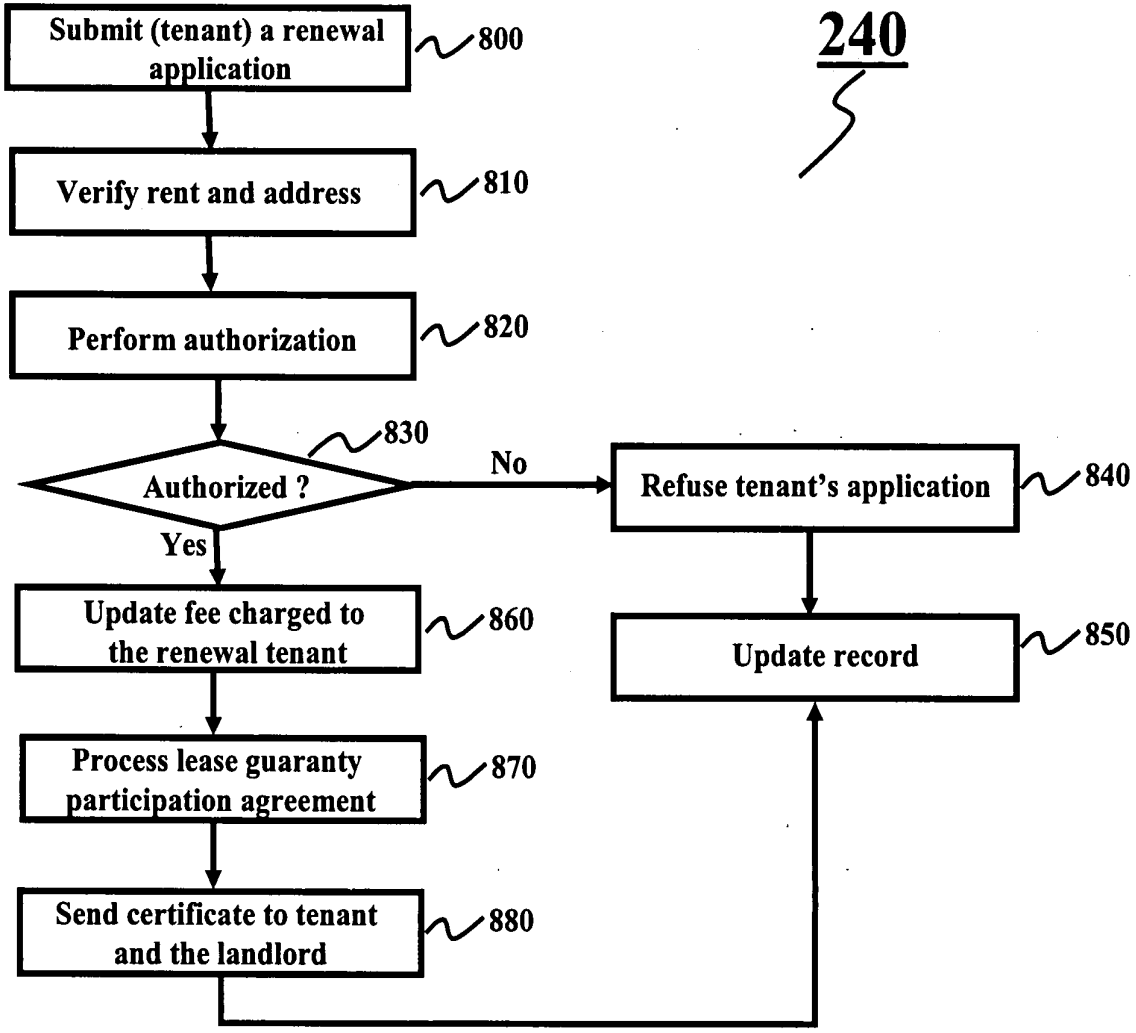
240
Submit (tenant) a renewal application
800
Verify rent and address
810
Perform authorization
820
830
Authorized ?
No
Refuse tenant's application
840
Yes
Update fee charged to the renewal tenant
860
Update record
850
Process lease guaranty participation agreement
870
Send certificate to tenant and the landlord
880

Fig. 8